

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Monday, April 4, 2011 at 5:00 p.m. in the Showers City Hall, McCloskey Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Jim Muehling, Michael Gentile, John West and Michael Szakaly

Commissioner(s) Absent:

Staff Present: Lisa Abbott, Bob Woolford, and Janet Roberts

Other(s) Present: Inge VanderCruysse, Assistant City Attorney and Mick Renneisen
Parks and Rec Director

II. READING OF THE MINUTES. – None.

III. EXAMINATION OF CLAIMS – Michael Szakaly moved to approve the claims for March 18, 2011 for \$143,057.17. Elizabeth Kehoe seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott informed the Commissioners that the Annual Action Plan will be sent to HUD on April 13th, but it will probably require changes because the federal budget has not yet been approved.

The downtown cleanup is April 29th and cleanups are planned the Crescent Bend and Broadview neighborhoods this summer. The Neighborhood Leadership Series will be hosting the second meeting of the year this Thursday on housing programs. HAND is partnering with the Police Department tonight and tomorrow night for neighborhoods that might be effected by the Little 500 weekend.

Abbott reported receiving feedback from Engineering for the RFQ for the Certified Technology Park. They have decided to make it look more like an RFQ by doing the Statement of Qualification at the front and the project specific information in the back. They continue to work with IU on the purchase agreement. IU has indicated they would probably be able to be out by June or July 2012. It's still possible that the RFQ might be sent out prior to the final purchase, which they do not see as an issue.

Gentile asked if they still intend to award the contracts from the RFQ. Abbott stated they do, but they will do interviews.

C. Budget Summary Report.

V. UNFINISHED BUSINESS. None.

I. NEW BUSINESS

A. RESOLUTION 11-06: Approval to Amend the Buskirk Chumley Management Agreement.

VanderCruysse explained this is an amendment to the 2009-2011 Buskirk Chumley agreement. She explained the Buskirk Chumley Theater is applying for a special civic center liquor license which is a license given to an organization that is located in a building owned by the City; a license can be given to the management for the organization. The license will be in the name of the Buskirk Chumley Management Corporation (BCTM), making it responsible for any violations of the alcohol laws. The BCTM can't take the license with them if they move to another location. VanderCruysse stated there is a stipulation in the resolution stating if there is a disagreement between the City and the BCTM, BCTM has to give up the license which would enable the City to transfer it to another organization. BCTM has been obtaining temporary permits for specific events; obtaining this permit will be more cost effective for them.

Renneisen stated they are currently in contract negotiations with BCTM and should have an agreement to bring to the RDC by August.

West expressed concern about the liability issues if someone would be in an accident after being served at the BCTM. VanderCruysse stated the BCTM will have staff on site to do the daily supervision of the alcohol laws. Walter said it would be appropriate to carry the maximum liability.

VanderCruysse stated the amount of general liability insurance is currently \$1 million per occurrence, \$2 million in the aggregate and \$100,000 with respect to property damage. She said this is usually the maximum amount of liability, but she will find out and inform the Commissioners the amount of liability carried by the City.

West said he wants to make sure the liability language is strong enough to protect the City and he wants the liability language as part of the amendment. VanderCruysse said she would check with the City's Risk Management Attorney to make sure the City has enough coverage.

Michael Szakaly moved to approve the Resolution. Michael Gentile seconded the motion. West asked that the amendment be subject to any changes in the insurance coverage.

VanderCruysse stated she would follow up on the coverage.

Resolution 11-06 was unanimously approved. **ADOPTED.**

VII. OTHER BUSINESS/GENERAL DISCUSSION

A. Abbott said the proposed changes to the State Redevelopment Commissions has not been voted on by the State Legislature.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date